

WESTSIDE COMMERCE CENTER

101 WESTSIDE BOULEVARD
POOLER, GA 31322

FOR LEASE: 22,000 to 141,594 SF
AVAILABLE IMMEDIATELY



DIVISIBLE TO
22,000 SF



SINGLE LOAD /
SHALLOW BAY



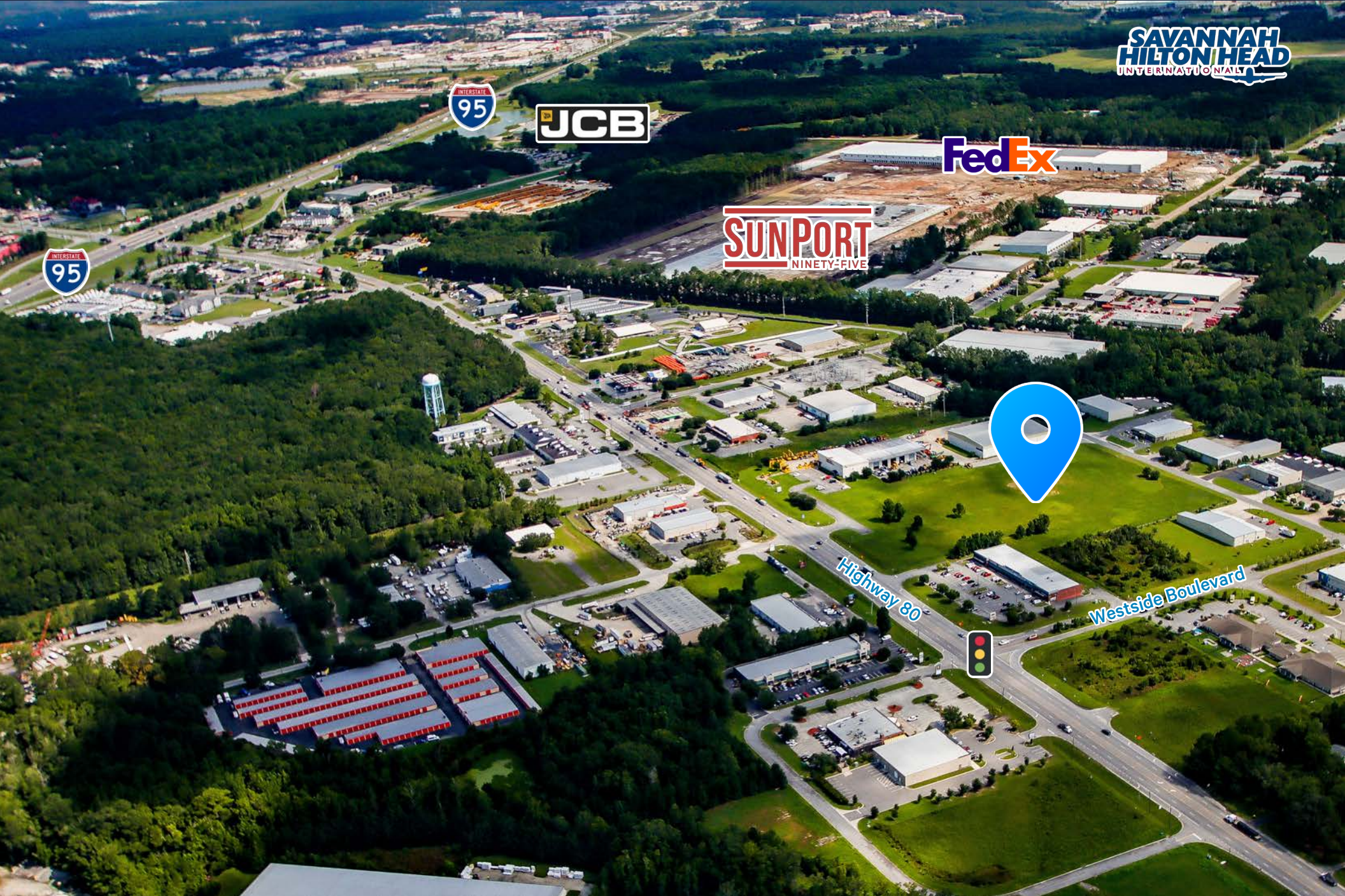
AAA NEAR
PORT LOCATION

NDG
NATIVE
DEVELOPMENT
GROUP

CROW
HOLDINGS

CBRE

LOCATION AERIAL



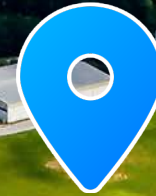
SAVANNAH
HILTON HEAD
INTERNATIONAL



JCB

FedEx

SUN PORT
NINETY-FIVE



Highway 80

Westside Boulevard



AERIAL



JULY 2024

SITE



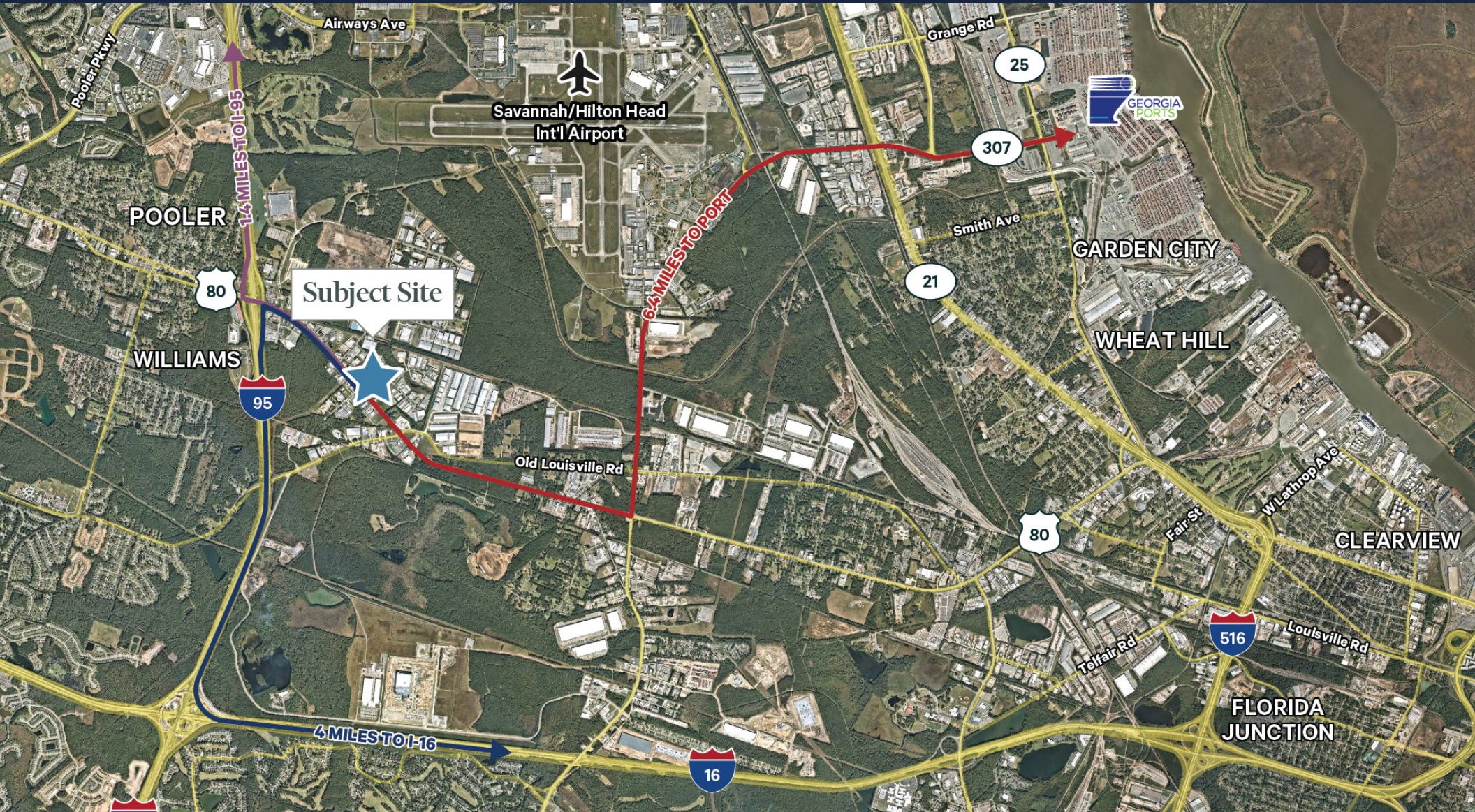
BUILDING FEATURES

FOOTPRINT:	141,594 SF Divisible to ±22,000 SF
BUILDING DIMENSIONS:	640' x 220'
DELIVERY:	Available Immediately
CONSTRUCTION:	Class A concrete tilt-wall
SPRINKLER:	ESFR fire protection system
LIGHTING:	LED warehouse
COLUMN SPACING:	53'-4" x 53'-4" D
SPEED BAYS:	60' D
POWER:	2,000 amp, 480/277 volt, 3 phase
WAREHOUSE FLOOR:	6", 4000 PSI over 10 mil vapor barrier
DOCK DOORS:	Thirty-Four (34)
DRIVE-IN DOORS:	Two (2)
PARKING:	27 trailer spaces and 105 auto spaces
CLEAR HEIGHT:	32'
ROOF:	45 mil white TPO

WESTSIDE
COMMERCE CENTER



SUPERIOR LOGISTICS LOCATION



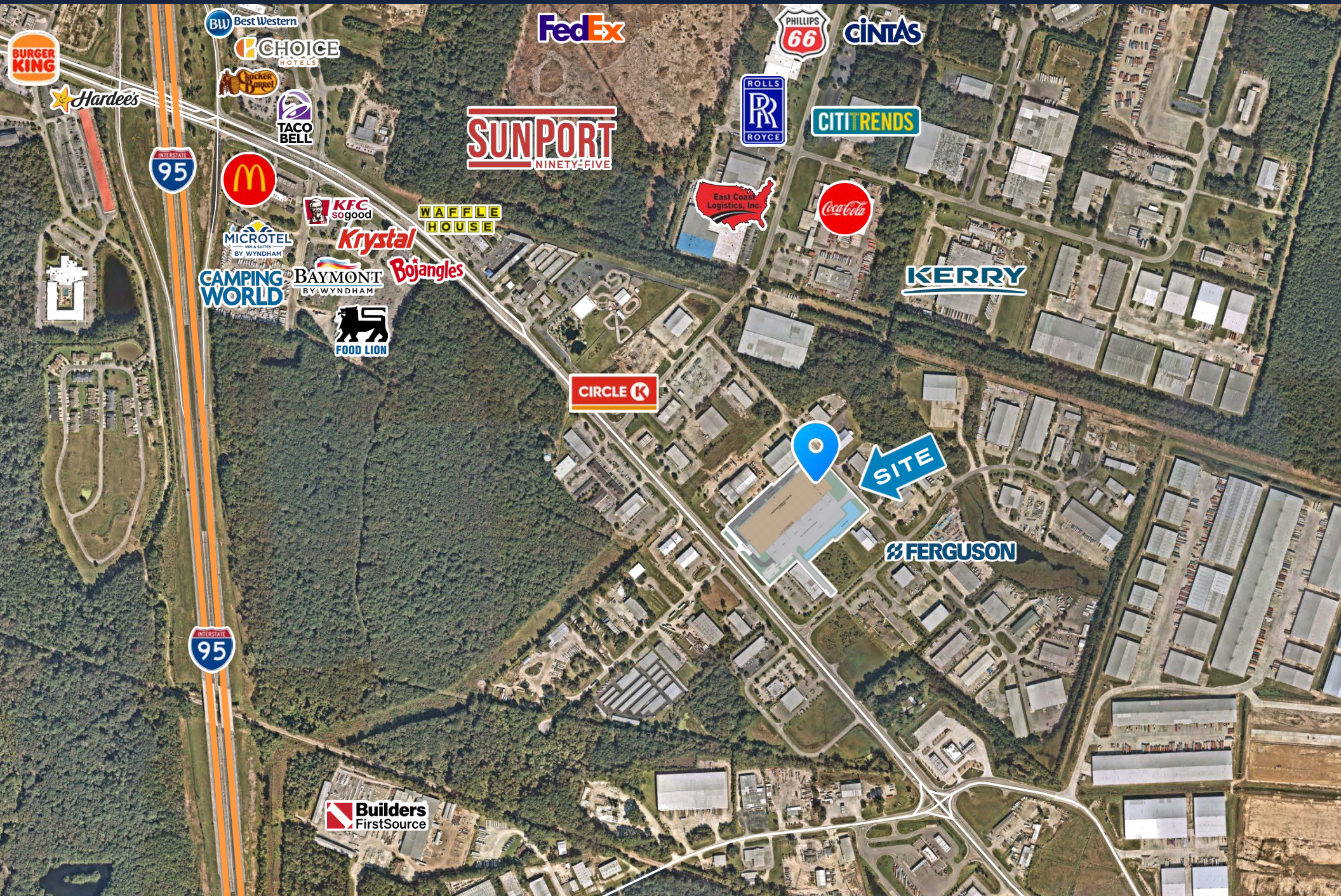
» 1.2 miles from I-95

» 5 miles from Savannah/Hilton Head International Airport

» 4 miles from I-16

» 7.3 miles from the Port of Savannah Garden City Terminal

AERIAL



BURGER KING

Hardees

Best Western

CHOICE HOTELS

Rockwell

TACO BELL

McDonald's

KFC sogood

MICROTEL BY WYNDHAM

CAMPING WORLD

BAYMONT BY WYNDHAM

FOOD LION

Krystal

Bojangles

Waffle House

SUNPORT NINETY-FIVE

FedEx

Phillips 66

CINTAS

ROLLS ROYCE

CITITRENDS

East Coast Logistics, Inc.

Coca-Cola

KERRY

CIRCLE K



SITE

FERGUSON

Builders FirstSource



JULY 2024

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